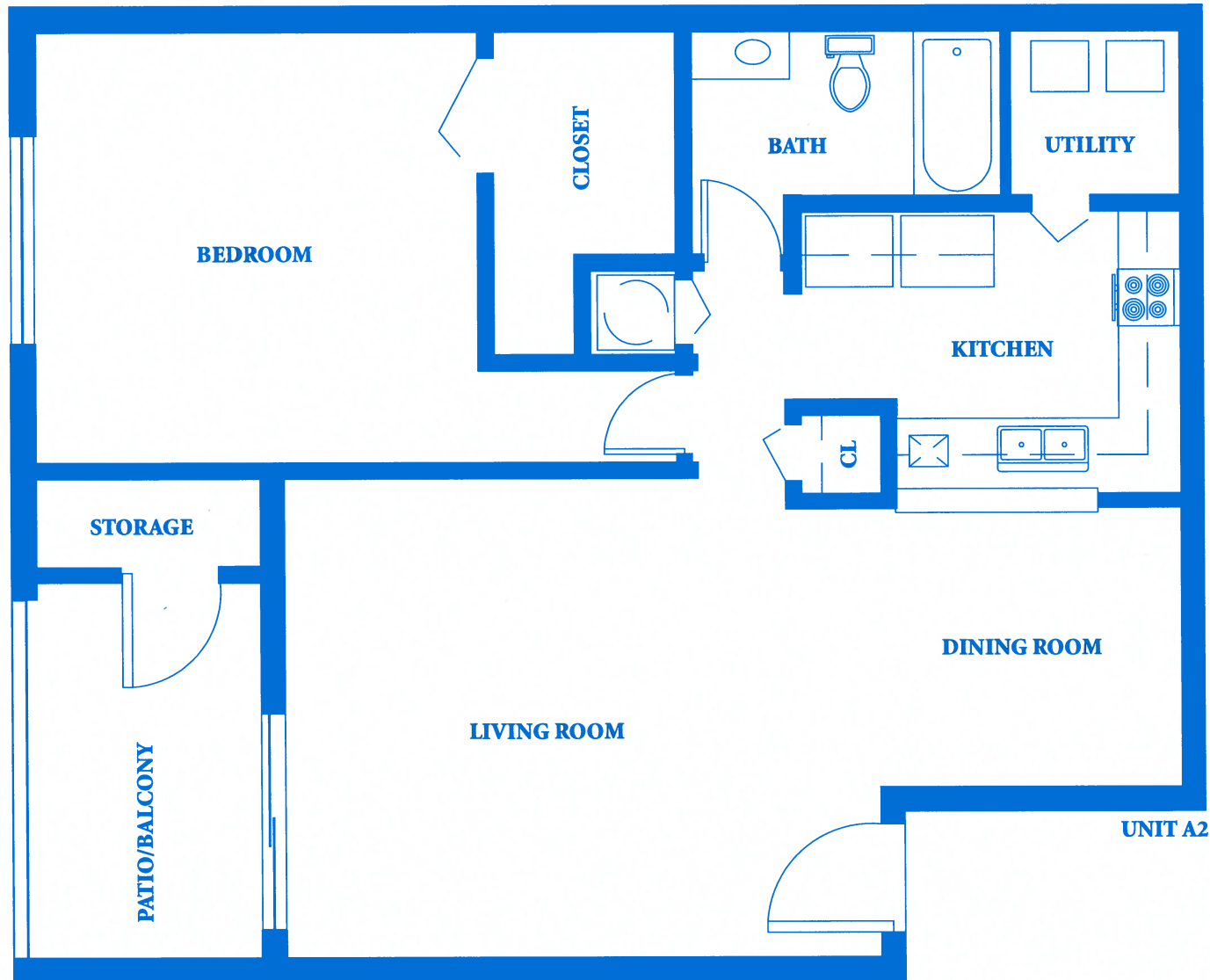


*The Fernwood*

1 Bedroom, 1 Bath / Approx. 813 Total sq. ft.



1275 SW 46th Avenue, Pompano Beach, FL 33069

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*Royal Poinciana*



Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representation, make reference to the documents required by section 718.503, Florida statutes, to be furnished by the developer to a buyer or lessee. The developer reserves the right to change and/or alter price, materials, equipment, and design without prior notice.

UNIT SQUARE FOOTAGE WAS COMPUTED TO CENTERLINE OF COMMON WALLS AND TO EXTERIOR FACE OF EXTERIOR WALLS. PRICES, FEATURES AND AVAILABILITY SUBJECT TO CHANGE WITHOUT NOTICE.

SQUARE FOOTAGE INCLUDES AC + BALCONIES; FIRST FLOOR UNITS INCLUDE 100 ft. OVERHANG

THESE FLOOR PLANS ARE THE ARCHITECT'S DEPICTION AND ARE NOT INTENDED TO REPRESENT THE FINAL AS-BUILT CONDITIONS. ALL DIMENSIONS AND AREAS ARE APPROXIMATE. VARIATIONS MAY OCCUR IN THE FINISHED BUILDING.